

Single Family Residence

RESIDENTIAL

5809 APPALOOSA PL

ROCKLIN, CA 95677

\$781,920 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.26 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$782K

\$747K low

\$817K high

Last Sale

\$460,000 · Apr 10, 2008

Est. Owner Equity

\$174,420

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$6,674 (2025)
Assessed Value	\$616,154
Previous Assessed	\$604,073

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2020	Quitclaim	Quit Claim Transfer			
Aug 14, 2020	Financing	Intrafamily Transfer			\$244K
Jan 6, 2012	Quitclaim	Quit Claim Transfer			
Feb 29, 2008	Resale	Grant Deed	\$460,000	\$185	\$368K
Jun 30, 1998	Resale	Grant Deed	\$244,000	\$98	\$232K
Sep 1, 1994	Quitclaim	Quit Claim Transfer			
Dec 30, 1993	Resale	Grant Deed	\$204,000	\$82	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	2.0 mi

Whitney High School	High	9–12	5.8 mi
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District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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